

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Janellen Drive, 348.52' S  
of the c/l of Keyser Road  
(3307 Janellen Drive)  
3rd Election District  
2nd Councilmanic District  
  
Naomi Boches  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-14-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Naomi Boches. The Petitioner seeks relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 34 feet in lieu of the required 40 feet for a proposed two-car garage addition. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed which was accepted and marked as Petitioner's Exhibit 1.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date

By

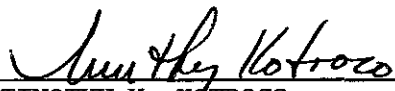
B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4<sup>th</sup> day of August, 1998 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 303.1 of the ~~Baltimore County Zoning Regulations~~ (B.C.Z.R.) to permit a front setback of 34 feet in lieu of the required 40 feet for a proposed two-car garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

August 4, 1998

Ms. Naomi Boches  
3307 Janellen Drive  
Pikesville, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Janellen Drive, 348.52' S of the c/l of Keyser Road  
(3307 Janellen Drive)  
3rd Election District - 2nd Councilmanic District  
Naomi Boches - Petitioner  
Case No. 99-14-A

Dear Ms. Boches:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Brendan Glass, DRBrasher Architects  
5560 Sterrett Place, Suite 300, Columbia, Md. 21044

People's Counsel

File





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 3307 JANELLEN DRIVE  
which is presently zoned DR 2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3-C.1 AND 303.1 (BCZK)

TO PERMIT FRONT SETBACK OF 25'-0" IN LIEU OF THE REQUIRED 40'-0" FOR A PROPOSED ATTACHED 2 CAR GARAGE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

INADEQUATE DISTANCE FROM FACE OF EXISTING STRUCTURE TO FRONT YARD SETBACK (BRL) FOR THE ADDITION OF A 2 CAR GARAGE. CURRENTLY, FRONT YARD SETBACK IS 25'-0"; ZONING FOR THIS STRUCTURE REQUIRES 40'-0".

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

NAOMI BOCHES (WIDOW)

(Type or Print Name)

Signature

Naomi Boches

(Type or Print Name)

Signature

W: 410-346-5484

3307 JANELLEN DR H: 410 486 8754

Address

Phone No

PIKEVILLE MD 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted

BRENDAN GLASS

DREBACHER ARCHITECTS

Name

5560 STERRETT PL STE 300

Address

COLUMBIA, MD 21044 410 975 0016

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T.

DATE: 7/8/98

ESTIMATED POSTING DATE: 7/19/98



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 14

99-14-1

ORDER RECEIVED FOR FILING  
Date 8/12/98  
By [Signature]

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3307 JANELEN DRIVE  
address  
PIKEVILLE MD 21203  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

PROPOSED IMPROVEMENTS TO A SINGLE FAMILY DETACHED DWELLING ZONED DR 2 IN 1958 INCLUDE THE ADDITION OF A 2 CAR GARAGE WHICH WILL ENCRACH INTO THE 40'-0" FRONT YARD BY APPROX. 6'-0" FOR A DISTANCE OF APPROX. 27'-0". WE WOULD BE PLEASED TO APPLY CURRENT ZONING REGULATIONS WHICH WOULD REDUCE THE REQUIRED FRONT YARD TO 25'-0" (1992 P. 1B-16A PARA. C, ITEM 1B.)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Naomi Boches  
(signature)  
NAOMI BOCHES  
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of July, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Naomi Boches

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

7/1/98  
date

Charmaine Brengle  
NOTARY PUBLIC

My Commission Expires:

CHARMAINE BRENGLE  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires September 23, 1998

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3307 JANELEN DRIVE  
address  
FIVESVILLE MD 21209  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

PROPOSED IMPROVEMENTS TO A SINGLE FAMILY DETACHED DWELLING ZONED DR 2 IN 1958 INCLUDE THE ADDITION OF A 2 CAR GARAGE WHICH WILL ENCRACH INTO THE 40'-0" FRONT YARD BY APPROX. 6'-0" FOR A DISTANCE OF APPROX. 27'-0". WE WOULD BE PLEASED TO APPLY CURRENT ZONING REGULATIONS WHICH WOULD REDUCE THE REQUIRED FRONT YARD TO 25'-0" (1992 P. 1B-16A PARA. C, ITEM 1B.)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Naomi Boches  
(signature)  
NAOMI BOCHES  
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of July, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Naomi Boches

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

7/1/98  
date

Charmaine Brengle  
NOTARY PUBLIC

My Commission Expires:

CHARMAINE BRENGLE  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires September 23, 1998

A-41-PP



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3307 JANELLEN DRIVE  
which is presently zoned DR 2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 AND 303.1 (BCZR).

TO PERMIT FRONT SETBACK OF 34'-0" IN LIEU OF THE REQUIRED 40'-0" FOR A PROPOSED ATTACHED 2 CAR GARAGE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

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Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

NAOMI BOCHES (WIDOW)

(Type or Print Name)

Naomi Boches

Signature

(Type or Print Name)

Signature

W: 410-396-5484

3307 JANELLEN DR H: 410 486 8754

Address

Phone No

PIKEVILLE MD 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted

BRENDAN GLASS

DRBACHER ARCHITECTS

Name

5660 STERRETT PL STE 300

Address

COLUMBIA, MD 21044 410 975 0015

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported

Zoning Commissioner of Baltimore County

REVIEWED BY:

R.T. DATE: 7/8/98

ESTIMATED POSTING DATE:

7/19/98



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 14

**99-14-A**

# DRBrasher

July 1, 1998

State of Maryland, Baltimore County  
Office of Zoning  
111 W. Chesapeake Avenue  
Towson, MD 21204

**Ginsberg-Boches Residence Addition**  
**DRB Project No.: 98-130A**

Zoning Description For: 3307 Janellen Drive

Beginning at a point on the East side of Janellen Drive which is 50'-0" wide at the distance of 348.52 feet South of the centerline of the nearest improved intersecting street Keyser Road which is 60'-0" wide. \*Being Lot No. 13, Block D, as shown on the plat entitled "Resubdivision of sections 3 & 4, Glenmar" which plat is recorded among the land records of Baltimore County, Maryland in plat book G.L.B. No. 25, Folio 3; containing .55AC. Also known as 3307 Janellen Drive and located in the 3rd Election District.

e:\ashedat\zoning

ITEM #14

99-14-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

ITEM # 14

No. 056185

DATE 7-8-98 ACCOUNT R-001-6150  
010-RV (Adm.)  
AMOUNT \$ 50.00

RECEIVED FROM: Leonard A. Ginsberg

FOR (RV) # 3307 Tinsler Dr.  
99-14A  
Pq.T. 99-14A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
7/08/1998	7/08/1998	11:33:55
REC. NO. 4	CASHIER KNOWN	DRIVER
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	057226	OFLN
CR. NO.	056185	

50.00 CHECK: FR  
Baltimore County, Maryland

CASHIER'S VALIDATION



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 14

Petitioner: BRENDAN GLASS / DRBRASHER ARCHITECTS, INC.

Location: 3307 JANELLEN DR, PIKEVILLE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: NAOMI BOCHES

ADDRESS: 3307 JANELLEN DRIVE

PIKEVILLE, MD 21208

PHONE NUMBER: 410 486 8754

AJ:ggs

(Revised 09/24/96)



**CERTIFICATE OF POSTING**

RE: Case # 99-14-A  
Petitioner/Developer:  
(Nanai Boches)  
Date of ~~Hearing~~/Closing:  
(August 3, 1998)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_

3307 Janelle Drive Baltimore, Maryland 21208 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ July 17, 1998 \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

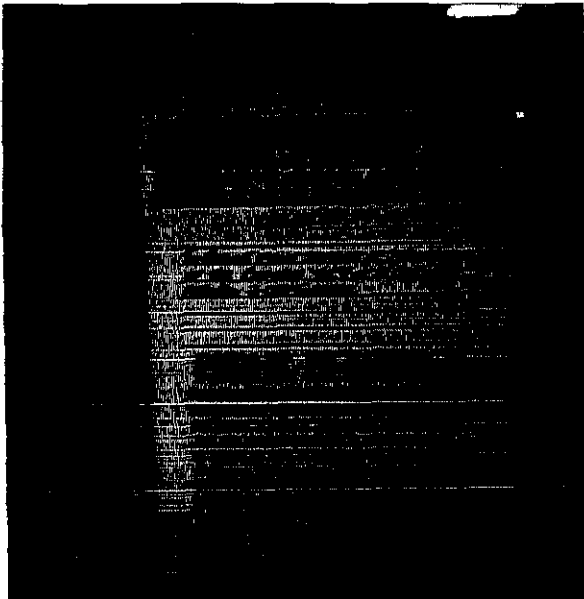
  
(Signature of Sign Poster & Date)

\_\_\_\_\_  
Thomas P. Ogle, Sr.

\_\_\_\_\_  
325 Nicholson Road

\_\_\_\_\_  
Baltimore, Maryland 21221

\_\_\_\_\_  
(410)-687-8405  
(Telephone Number)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 98- 14 -A Address 3307 Janellen Dr  
Contact Person: REG. TANGUILLO Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 7/8/98 Posting Date: 7/19/98 Closing Date: 8/3/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 98- 14 -A Address 3307 Janellen Dr  
Posting Date: 7/19/98 Closing Date: 8/3/98  
Wording for Sign: To Permit front setback of 34' in lieu of the  
required 40' for a proposed attached 2-car  
garage.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 30, 1998

Mr. Brendan Glass  
Drbrasher Architects  
5560 Sterrett Place, Suite 300  
Columbia, MD 21044

RE: Item No.: 14  
Case No.: 99-14-A  
Location: 3307 Janellen Drive

Dear Mr. Glass:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 8, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "WCR/sg".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

July 27, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 20, 1998

Item No.: SEE BELOW          Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

018, 012, 013, (014) 015, AND 016

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



ALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 7/22/98

FROM: R. Bruce Seeley RBS/98  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: July 20, 98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 12

13

14

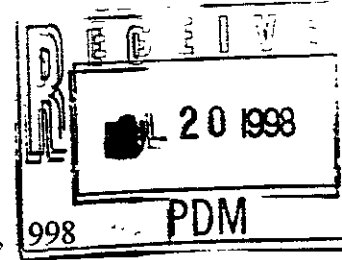
15

RBS:sp

BRUCE2/DEPRM/TXTSBP

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**



**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** July 17, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 13, 14, and 18

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief: Jeffrey W. Long

AFK/JL





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 7-17-98  
Item No. 014 RT

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

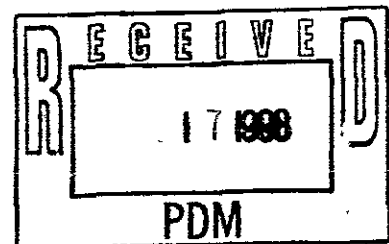
Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

*R. J. Burns*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG



My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: July 31, 1998

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for July 27, 1998  
Item Nos. 011, 012, 013, (014) 015,  
016, 017, and 018

Case Number 98-473-X (7501 Oakleigh Road

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

**SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES**  
 WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED  
 Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	60	FT.
B	60	FT.
C	75	FT.
D	80	FT.
E		FT.
F		FT.

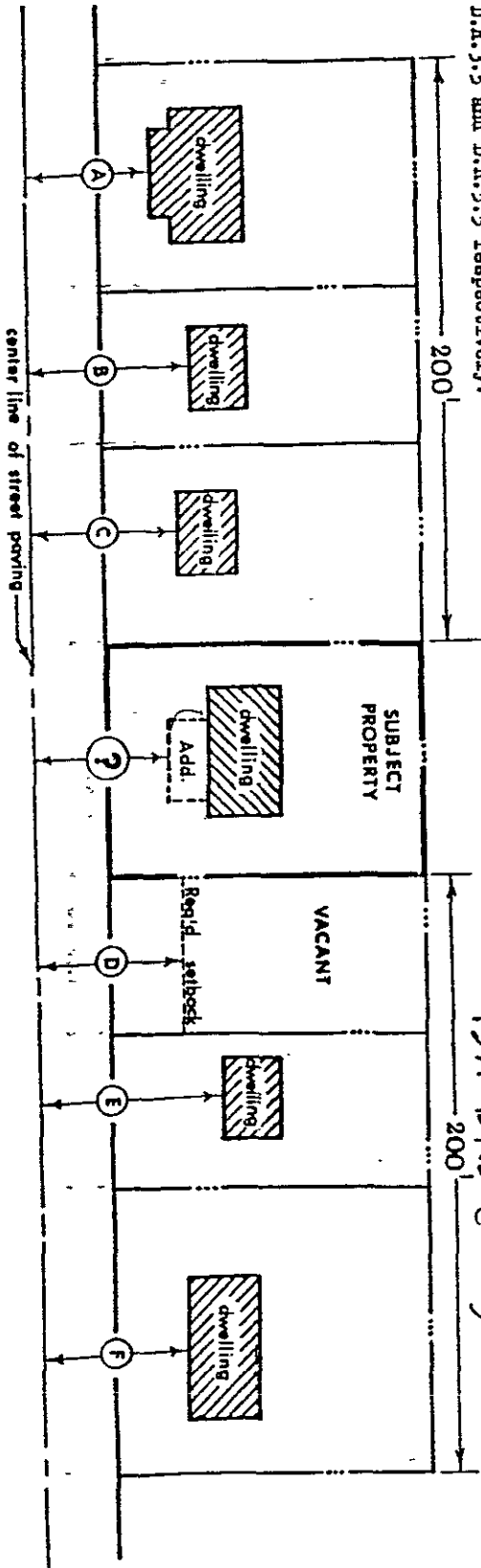
TOTAL ( 275 ) ÷ ( 4 ) = 68.7

# of dwellings

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.  
 D.R.3.5 - 55 ft.  
 D.R.5.5 - 50 ft.

(75' ROW)  
 43.7' BRL (AVE) BTR



FRANKLIN T. GLASS  
 PROFESSIONAL ARCHITECT  
 3307 LANIER DR  
 building address  
 8 JULY 1998  
 date

99-14-A

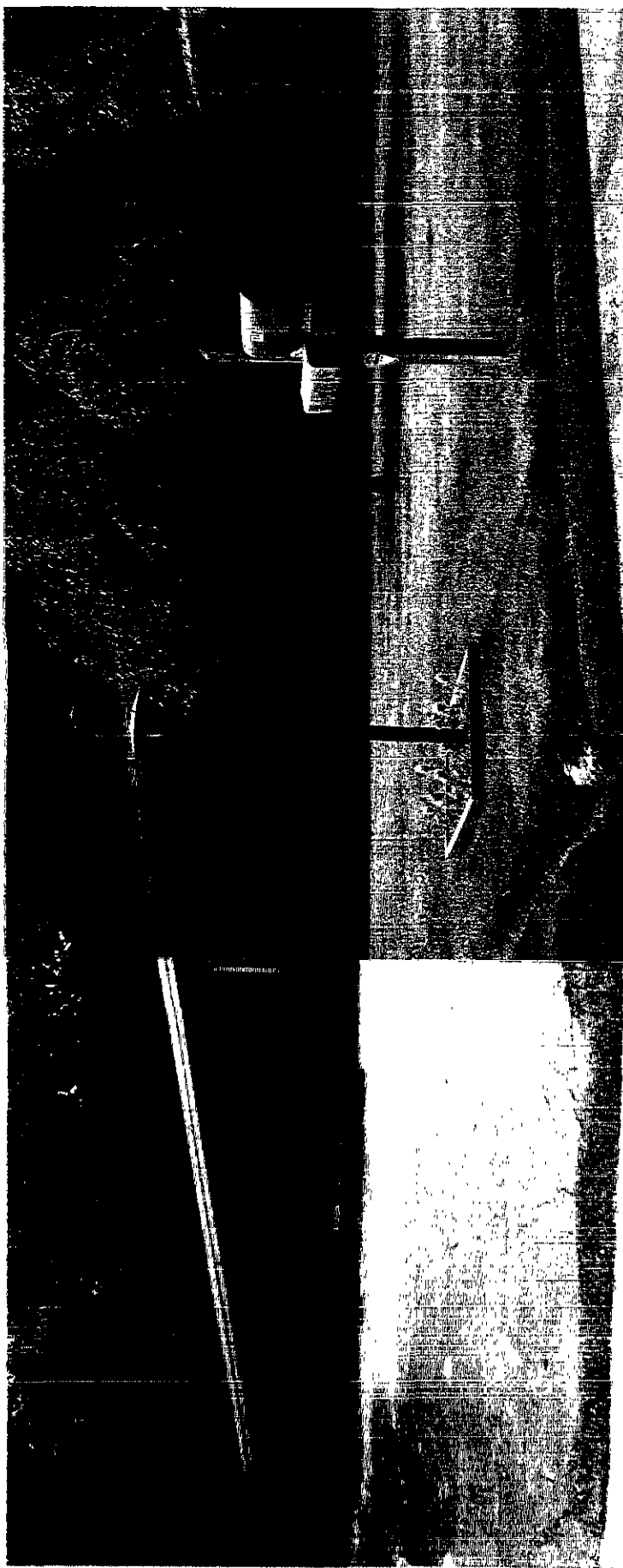
ITEM # 14



3307 JANELLEN DRIVE  
BALTIMORE COUNTY, MARYLAND

99-14- A

ITEM # 14



3309 JANELLEN DRIVE  
BALTIMORE COUNTY, MARYLAND

# # 14

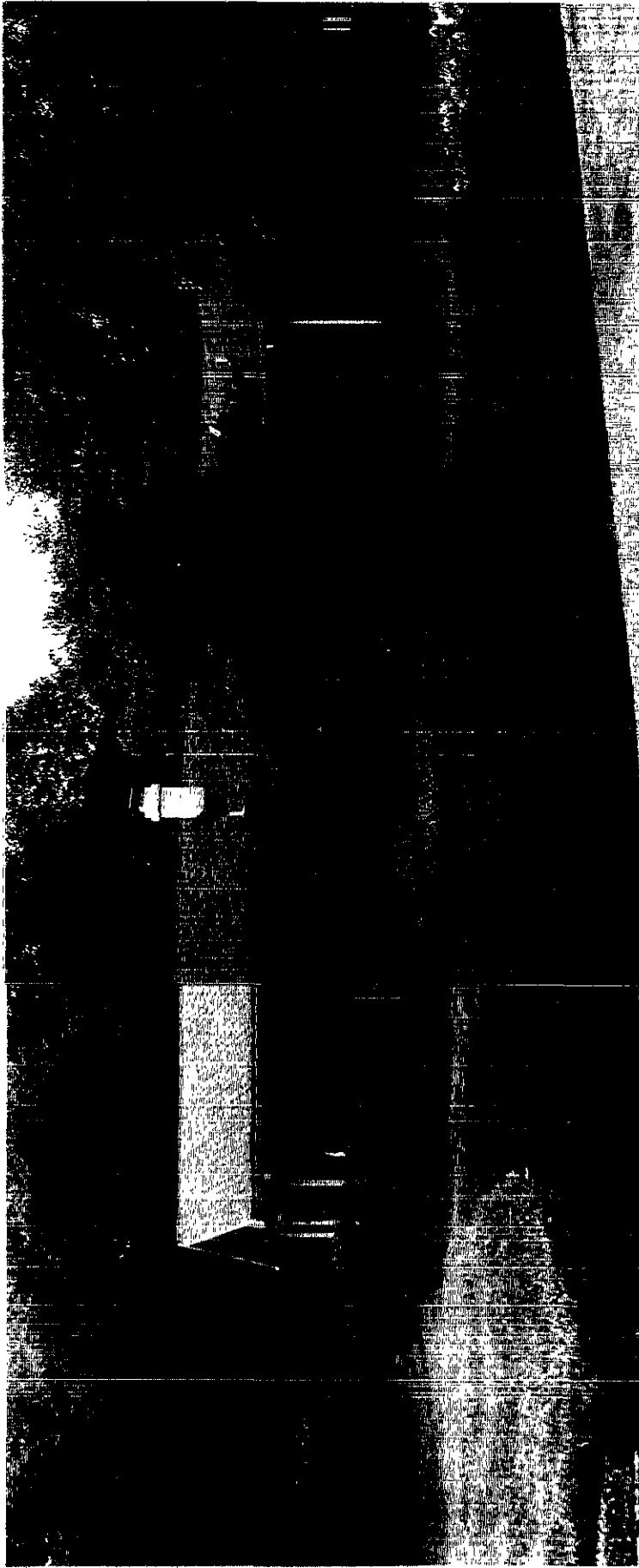
99-14-A



PRECEDENT: EXISTING CONSTRUCTION AT APPROX. 32'-0" FROM RIGHT-OF-WAY

**3407 JANELLEN DRIVE  
BALTIMORE COUNTY, MARYLAND**

**99-14-1 #14-**



3305 JANELLEN DRIVE  
BALTIMORE COUNTY, MARYLAND

99-14-A #14

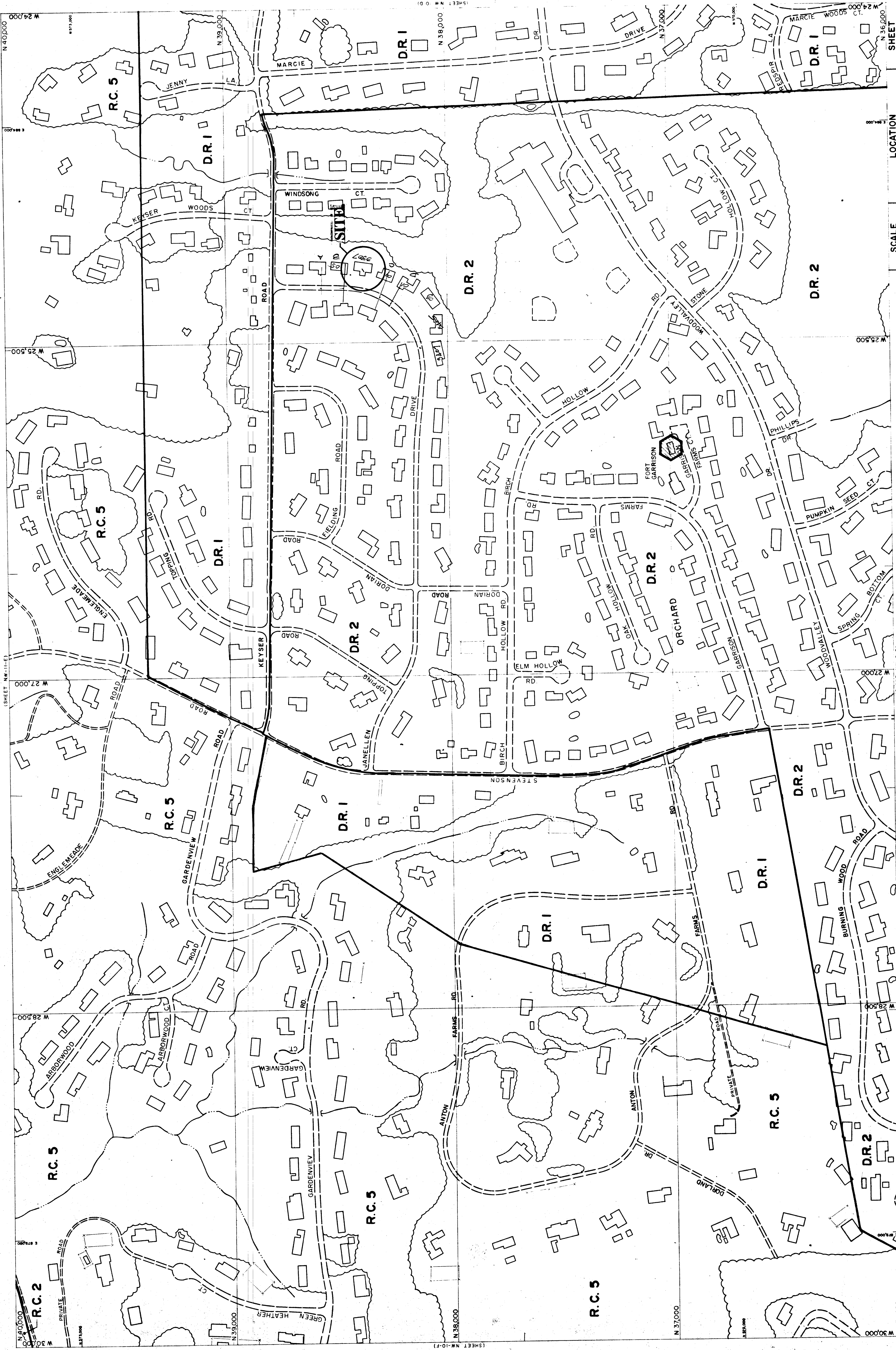


PRECEDENT: ADDITION CONSTRUCTION (EXISTING) AT APPROX. 34'-0" FROM RIGHT-OF-WAY.

3405 JANELLEN DRIVE  
BALTIMORE COUNTY, MARYLAND

99-14-A

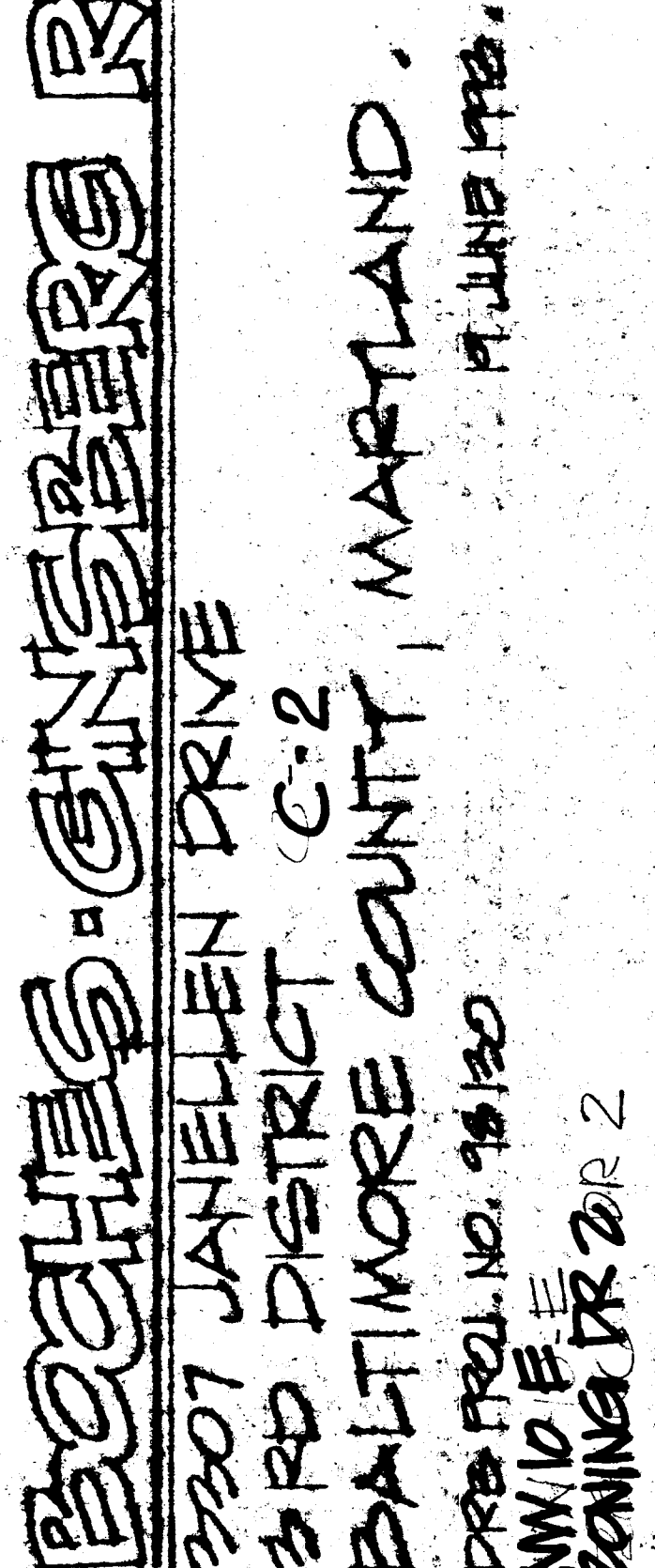




<b>BALTIMORE COUNTY</b> <b>OFFICE OF PLANNING AND ZONING</b> <b>OFFICIAL ZONING MAP</b>		<b>LOCATION</b> STEVENSON	<b>SHEET</b> N.W. 10-E
<b>SCALE</b> 1" = 200'	<b>DATE OF PHOTOGRAPHY</b> JANUARY 1986	<b>ME # 14</b>	
<b>1996 COMPREHENSIVE ZONING MAP</b> ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 8, 1996 Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96 <i>Kevin Kananev</i> Chairman, County Council			
<small>THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210</small>			

99-14-A





# PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

LOCATION  
STEVENSON  
ITEM # 14

SHEET  
N.W.  
10-E  
ITEM # 14